

Design and Access Statement

For

Change of Use

From Video Shop (Vacant)

To

Accountants Shop & Office

At

100 Ferry Road,

Hullbridge , Essex

January 2008  
Job No. 07116

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**Design & Access Statement**

Design & Access Statement for 100 Ferry Road, Hullbridge, Essex to “change of use” from a video shop to an Accountants shop and office, including alterations to the front of the building, new windows, door, fascia and disabled persons ramp.

Use

The shop is currently vacant and has been vigorously marketed by Messrs Ayers & Cruiks, one of the premier agents within the local area, but no interest has been generated for shop use.

The shop is not in a prime location, and there is little demand for shops in Hullbridge.

The enclosed ordnance survey – drawing number 07116-0-003 shows the retail outlets and the other uses as a goad plan explains the current situation.

There are two large food stores, now affected by the “Asda” development and “Makro”.

Three empty shops in addition to the application site, with seven shops in use, plus the two superstores as above i.e. about 50% empty, and it is difficult to imagine what type of shop that would be viable.

100 Ferry Road has always been a shop “out of the parade” i.e. people would have to cross the road and during the period it existed the owner had to subsidise the shop rent so that the tenant could continue.

The goad plan shows the main section of Ferry Road and there are 125 houses, so the road is predominantly a residential road.

100 Ferry Road is not a viable shop and the other half of the building is the offices of the Parish Council, therefore it would be good for the Parish Council to have a use adjacent that would be compatible, i.e. no smell, no noise and a use that would create employment and assist the local businesses.

The proposed user is an Accountant who in particular deals with the accounts of small businesses and the paperwork is delivered in boxes and therefore it is essential that he has good access to the “shop” part of his business, as explained in more detail in the “access” section of this statement.

### Amount

There is no further build development .

The front elevation will be remodelled to echo the design of the other half of the semi-detached building and will seamlessly fit into the street scene.

There will be a central door with two side windows at ground level to match the offices of the Parish Council, and a ramp as mentioned under "access".

There is no further build development proposed on the site but it is proposed to improve the elevation by duplicating the other half of the semi-detached building.

The first floor front elevation will remain as existing and be a mirror image of the Parish Council Offices.

The ground floor will have the shop front removed and a central door inserted with two side windows to match the Parish Council, also the fascia will be repositioned to match the Parish Council, so the two buildings will become a pair and enhance the street scene.

The interior of the premises contain a toilet and this will be upgraded to suit disabled persons.

There will be an area for tea making and the existing store in the centre of the floor will be retained for keeping records safely.

The front room and rear room will be used for staff and meeting the customers/clients so it is important that easy convenient and good access is provided . Some of the staff live locally

The external door to the side of the building at the rear will be bricked up, there being adequate lighting from the window in the rear elevation.

There is adequate car parking on the site for the first floor flat and the proposed use with permission to erect garages at the rear

The forecourt, like the Parish Council forecourt, provides good close access parking for visitors and this is an established use.

### Layout

The premises are located on the main Ferry Road and on this side of the road there is an estate agent and the Parish Council plus the application vacant site. This is not a shopping frontage and there is no reason for people to cross the busy road to get to this position.

The continuation of a shop use is not compatible with the area and would be an annoyance to all the residential neighbours.

### Scale

The overall width and height of the property to the street scene will not alter and the relationship with the adjoining buildings will remain as existing. There is no major change therefore in the context within the street scene use etc.,

### Landscaping

The forecourt in front of the premises and the pavement and crossover is similar to the layout for the approved Parish Council offices, and therefore no change is proposed.

### Appearance

The large percentage of empty building affects the viability of the few shops that exist and to put this building into use will assist the overall vibrancy of the area.

It is unfortunate that even the charity shop has closed, the DIY store has closed and the ceramic and hardware have closed.

All these closures took place prior to the current financial situation with shops generally.

### Access

#### Access, Vehicular & Transport Links.

The location is within the only road in Hullbridge with a commercial input.

The road is served by a bus route and there is not a railway station except for Rayleigh some miles away.

The road has good footpaths and the site has a wide deep frontage that has an established use for car parking and is ideal for the proposed use as people will arrive with heavy packages of papers, and it is good that they can carry these into the shop part of the premises safely, in particular in respect of Health & Safety requirements for lifting weights.

It is proposed to add a ramp to the front elevation as shown on drawing 07116-1-002 which will be similar to the Parish Council ramp, and this will conform to the design required for disabled persons access and the front door will have a level access, and a wide door for wheelchair access, a level platform outside the door, all in accordance with the Building Regulations.

The balustrading will be designed to protect the users of the ramp and will provide a convenient connection for locking cycles whilst the owners are inside the building or for staff use.

The entrance will be clearly visible for people with limited vision, and will provide good access for all concerned.

### Conclusion

We believe the proposal is a perfect use for the building, it is compatible with the Parish Council use, and the adjacent residential use and the hours of use will not affect the residents, there will be no disadvantages as mentioned earlier in this statement noise, smell etc.,

Therefore we believe the proposal represents a sensitive response to the local content, one which will create an aesthetic improvement and a distinctive character, and be a pleasure to work in and visit. There being no disadvantages.

The attached photograph shows the front elevation as existing with the incongruous previous use shop front together with the neat Parish Council use.



